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**Duncan, Action in Montgomery Announce
Affordable Housing Project in Downtown
Bethesda; Unveil Plan to Create More
Affordable Units on County-Owned Property**
*Major Development Includes Significant
Minority Participation*

Montgomery County Executive Douglas M. Duncan and Action in Montgomery (AIM) today announced plans to create more than 100 new units of affordable housing on County-owned property, including at least 65 units on a prime piece of real estate in downtown Bethesda. Duncan made the announcement at a County-owned parking lot in Bethesda, the site of the new affordable housing development, a project that is planned to include 1,300 underground parking spaces for public use, 40,000 square feet of retail space, nearly 150 market-rate condominium townhouses and apartments, intersection and pedestrian improvements, and enhanced access to the Capital Crescent Trail, including trail use parking and a bicycle drop-off area.

“For years, we have been national leaders in affordable housing and inclusionary zoning,” Duncan said, referring to the County’s policy to not concentrate affordable housing in one area of the County. “Today, we take a significant step forward in providing even more affordable housing for working families.”

The development team chosen for the Bethesda project (Parking Lot 31) is PN Hoffman Construction and Development, Inc., a District-based company that has built more than 20 mixed-use properties since 1993, and Stonebridge Associates, a real estate development and consulting firm based in Bethesda, Maryland. In addition, the development team will include a 20 percent interest to be owned by minority investors. The general contractor for the project will be a new entity formed by Fairfax-based Centex Construction Company and Gilford Corporation, a Small Business Administration 8(a), MBE (Maryland), LSDBE (District of Columbia), and LDBE (Virginia) certified construction company based in Beltsville, Maryland.

“As we looked to develop this prime piece of real estate, I made clear that a substantial portion of the project needed to include affordable housing units,” Duncan said. “I also wanted to ensure that the team selected to carry out this project included minority equity partners – and I am pleased that we have achieved this goal.”

In addition to announcing the Bethesda site, the County Executive also announced the selection of Eakin/Youngentob to develop a 3.8 acre site in Rockville as affordable housing. The site, located on Fleet Street adjacent to the Council Office Building and Rockville City Hall, will include 30 affordable housing units as part of the mixed-income project. Arlington-based Eakin/Youngentob has been developing mixed income projects in the Washington metropolitan area since 1993.

Duncan also signed executive orders transferring four County-owned properties-- Jingle Lane in the Glenmont area of Silver Spring, Bowie Mill Road in Derwood, and two in the Washington Grove area of Gaithersburg—to the Department of Housing and Community Affairs (DHCA) for use or sale for affordable housing. A fifth site on Edson Lane in North Bethesda will be transferred to DHCA in July. Requests for development proposals (RFDP) for these parcels will go out over the summer to develop these properties as affordable housing.

“The Council established our model MPDU program and our Housing Initiative Fund and that’s great,” said Council President Tom Perez, “but we need to think ‘outside the box’ in facing the present and future reality that this County is becoming harder and harder to afford to live in.”

“This is the momentum we need for an all-out effort to increase affordable housing for Montgomery County families,” said Councilmember Steve Silverman, who initiated the effort to identify more publicly-owned land for affordable housing.

“It is my firm conviction that one of God’s calls is for all people to have a place they can call home,” said Reverend Pearl Selby, senior pastor at Oak Grove A.M.E.-Zion Church and AIM member. “In addition to being a pastor, I am also a realtor. The 100+ homes announced today provide a ten percent down payment towards AIM’s goal of 1000 new workforce and affordable housing units. As a realtor, a ten percent down payment is always a good sign.”

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